



**Order under Section 69
Residential Tenancies Act, 2006**

Citation: Marianna Cebula v Sabrina Appiah, 2023 ONLTB 39748

Date: 2023-05-25

File Number: LTB-L-063568-22

2023 ONLTB 39748 (CanLII)

In the matter of: UNIT #6, 44 CAVELL AVE
ETOBICOKE ON M8V1P2

Between: Marianna Cebula Landlord
Wojciech Cebula

And

Ryan David Chapman Tenants
Sabrina Appiah

Marianna Cebula and Wojciech Cebula (the 'Landlords') applied for an order to terminate the tenancy and evict Ryan David Chapman and Sabrina Appiah (the 'Tenants') because the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on April 19, 2023. Only the Landlordss and the Landlordss' child, Daniel Cebula ('DC'), attended the hearing. attended the hearing.

As of 9:49 a.m., the Tenants was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords's evidence.

Determinations:

1. On October 27, 2022, the Landlords gave the Tenants an N12 notice of termination with the termination date of December 31, 2022. The Landlords claims that they require vacant possession of the rental unit for the purpose of residential occupation by DC.
2. The Tenants was in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on February 12, 2023.

It is ordered that:

1. The tenancy is terminated as of February 12, 2023, the date the Tenants gave vacant possession of the rental unit to the Landlords.

May 25, 2023
Date Issued

Khalid Akram
Member, Landlords and Tenants Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.